

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL**  
**CENTRAL VALLEY TOWN COUNCIL MEETING**  
**March 18, 2026**

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, March 18, 2026, at the Central Valley Town Hall, 50 West Center Street, Central Valley, Utah at the hour of 7:00 pm after due and timely notice had been provided pursuant to Section 52-4-2, UCA, 1953 as amended.

**Mayor & Councilmembers:**

Mayor: Gary Barney

Council members: David Nielson, Joe Reynolds, Ron Cropper

Council members excused: Susan Outzen

**Staff Members:**

Clerk: Emma Jo Cadwalader

Water: Scott Thomsen

**Town attorney:** Josh Christner

**Public present:** Tyler Timmons, Cory Scott, Charles Billingsley, Cassie Bateman, Robyn Ames

- 1. Meeting Called to Order:** Mayor Barney called the meeting to order at 7:00 pm. He welcomed everyone to the March 18, 2026, Town Council Meeting. The mayor led the Pledge of Allegiance and he gave the invocation. He excused Council members Susan Outzen. She is out of town.
  
- 2. Review & Discuss & Approve:** Town Council Meeting Minutes – February 18, 2026  
Joe Reynolds made a motion to approve the minutes from February 18, 2026. Seconded by David Nielson. Voting: David Nielson voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Minutes from February 18, 2026, town council meeting was approved.
  
- 3. Review & Discuss & Approve:** Town Council Work Meeting Minutes – March 12, 2026  
Joe Reynolds made a motion to approve the minutes from March 12, 2026 work meeting. Seconded by Ron Cropper. Voting: David Nielson voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Minutes from March 12, 2026, town council work meeting was approved.
  
- 4. Review & Discuss & Approve:** Monthly Financials – February 2026  
Financial reports and expenditures were reviewed by the council. David asked what the check to Sevier County Roads was for – road salt. Mayor Barney asked if the check to Sevier County was for mosquito abatement. It was. Joe asked what the check to Salina Creek Fabrication was for. It was for the monument plaque in the lot across from the church. Ron Cropper made a motion to approve the February monthly financial reports. Seconded by Joe Reynolds. Voting: David Nielson voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. The monthly financial reports for February 2026 reports were approved.

## **5. Department and Council Member Reports:**

David Nielson (Roads) David said he really didn't have anything other than the crack seal having been completed. There was nothing being done on Center Street. It was 200 West, Landslide Road and the intersection of 100 West and Center. He asked Micklane Farmer of Jones & DeMille why cracks were being seen in the dead center up the middle of the road on South Main and Center Street. Micklane responded that those are the first places cracks will normally be seen in a road and assured Dave that they did not go all the way through and but recommended crack seal.

Susan Outzen (Planning & Zoning) (excused)

Ron Cropper (Parks) Ron reported that Brandon has been getting the ball field ready. He said there is a lot of interest this year for field use times. He is in the process of setting up a schedule and developing a "Field Etiquette" policy. He plans to have a work night with those who will be using the field participating in the work and hopefully building a feeling of ownership. He said Brandon and he would like to investigate a drag for the field that turns the dirt 2 ½ to 3 inches. Mayor Barney said in some places it may not be deep enough for that, the field soil is only about ¾ inch. The field soil was donated to the town by South Sevier High School. Ron said he would follow up on that. Dave Meachum is donating gypsum. Ron said he had a positive discussion with Brandon today and that they thought the current field is too big for the age of the players who are using it. He wondered if the area in right field by the pumphouse would accommodate a recreation center. Mayor Barney commended his initiative - but said there are lots of projects in town that need to be done before considering anything like that. He also commented that the field is also used for softball. Scot Thomsen made that comment that the area discussed is sometimes flooded when the well is flushed. Mayor Barney said the field is starting to get big thistles and Brandon didn't think his weed solution was strong enough to eradicate them, so he is contacting Scott Parsons to spray the thistle.

Joe Reynolds (Water) Joe said he had nothing to report at this time.

Mayor Barney: Mayor Barney told the council that the town has been approached by a group from South Sevier High School to provide services to the community the last week in March. He said Emma Jo will coordinate it. Dave suggested work could be done cleaning up the cemetery weeds. Also, Officer Moseman came into the town offices and said there were adult parolees that need community service hours. Josh said there are lot of people in the justice system that need community service hours. Emma Jo wondered if their services could fulfill some of our requirements in our Wildfire Prevention efforts. Scott said he and Brandon could probably use their help in maintenance trimming sagebrush around tanks. Joe asked if their help could be used in conjunction with the Town Clean Up scheduled for April 17-27. The mayor informed the council that there have been a lot of changes regarding the pavilion next to the community center. The church, who owns the pavilion, has installed new lighting and made changes to authorization of keys to the building. The town has always had keys in the past but now will no longer be able to reset the breakers if something were to happen. He was told that the church would be taking care of the pavilion. He was also notified that the school lunch program will probably no longer be able to use the pavilion either due to

increased liability. The church owns the pavilion as well as all the lawn adjacent to it. It may be that the town will need to relocate the 4<sup>th</sup> of July celebration to the ballfield. Dave said it has been done that way in the past. Joe asked for clarification regarding the responsibility of the lights at the church. The mayor told him the only light the town has is the basketball court and it is turned off.

6. **Review & Complete:** Open and process water bids. Sealed bids for water share rentals were opened by the mayor and logged onto the whiteboard by the town clerk:

BROOKLYN CANAL 29 SHARES: **Charlie Evans – 29 shares @ 47.55/share = \$1378.95**

RICHFIELD CANAL 4 SHARES: **Kelton Christensen – 4 shares @ \$201/share = \$804.00**

Darrell Snedeger – 4 shares @ 154.50 = \$618.00

David Nielson - \$110/share = \$330.00

Kelly Chappell – 3 shares @ 160/share = \$480

Charles Billingsley – 1 share @ 126.51/share = \$126.51

Thad Troseth - 3 shares @ 67.00/share = \$201.00

SEVIER VALLEY 6 SHARES: **Kelly Chappell – 6 shares @ 160.00/share = \$960.00**

Thad Troseth – 6 shares @ 67.00/share = \$402.00

**SUCCESSFUL BIDDERS:**

BROOKLYN CANAL 29 SHARES: **Charlie Evans – 29 shares @ 47.55/share = \$1378.95**

RICHFIELD CANAL 4 SHARES: **Kelton Christensen – 4 shares @ \$201/share = \$804.00**

SEVIER VALLEY 6 SHARES: **Kelly Chappell – 6 shares @ 160.00/share = \$960.00**

Calls will be made to the successful bidders and letters will be sent to all bidders.

7. **Review & Discuss & Approve:** Next steps for canal conversions. Josh Christner, town attorney, reported that on February 16, 2026, he sent letters to all three canal companies (Brooklyn, Richfield, and Sevier Valley. He received a response only from Brooklyn that said basically they want more time as they reorganize. According to Utah code 73-3-3.5 we can now put them at notice submitting our application and they have 120 days to give us a formal response whether they are going to approve it, approve it with conditions or deny it. Depending on how those come back we would either have to accept their findings, or we would then have to take the matter to District Court and let a judge rule on it. Depending on that, it would then be submitted to the State Engineers' Office as to whether we can go ahead. The mayor stated that now council needed to decide if they wanted to have Josh submit the applications and to go ahead with conversion not. Joe said that as far as he understood, each share would be ¾ foot. David said yes, that is what he anticipates it would be for Richfield for this year. He said they hadn't given an allocation yet, but he says it is going to be ¾ of a foot per share. Joe said his concern was that the town would have to stay with that allocation. David said the canal company establishes a conversion rate. He said this year it is ¾ of a foot, but five years ago it was 5 feet. That varies every year depending on the drought. They have a conversion rate regardless. David said they can apparently change their conversion rate anytime they want. Josh stated that the main thing locked in is the maintenance fees that would have to be paid regardless because the water is still going to flow through the canals, but because it is going from irrigation to culinary it's not going to generate as much for the canal companies to maintain the canal system. That's why when a conversion is done the entity responsible still has to pay those upkeep fees. Joe asked if it would be worth the court cost to do the conversion. Josh said

the conversion would allow water for 19-20 additional lots. David said he felt there was no point in waiting. The mayor said he felt like it would be best to move forward. David Nielson made a motion to have Josh move forward and submit the paperwork for conversion on all three canals. Seconded by Joe Reynolds. Voting: David Nielson voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Town attorney, Josh Christner will file the applications and submit the paperwork for conversion on all three canals.

Mayor Barney notified the council that all members of the council and planning & zoning have been registered for the R-6 Growth Summit to be held on May 6 at 5:00 pm.

**8. Review & Discuss & Approve:** Adjustment to water rate tiers. The mayor said that there will be no approval, just review and discuss because there were a couple of things that needed to be done. Jones & DeMille doesn't have everything done on their survey part yet, but they will have it completed prior to the next council meeting on April 15. He asked Tyler Timmons from R-6, to explain water rate tiers, how it works and how it would help us in trying to get a grant or any type of money to improve our water system. Tyler explained that most funding sources that deal with water, want to see a tiered rate structure and want to see the base rate in line with the median adjusted gross income. He said that moving forward if we ever want to do a water project (purchase water rights, build a tank, whatever it may be) these funding sources will look at the project and the application much more favorably if there is a tiered rate structure above the base rate. Looking at a tiered structure more from the town benefit, it is pertinent right now because we are in drought conditions. Tiered rate structures typically promote conservation of water because if you go past a certain threshold, you get charged more. A lot of times people will water their lawns less and are more conscious about how they are using water. It also allows the town to recoup more funds for future projects. Higher users are paying for what they are actually using, and the town is increasing its revenue. The mayor reminded the council that this is for the benefit of the town. No one is being singled out. Ron said it would not deter his water usage. David wanted to know if Tyler could provide the name of a town that was turned down for funding because they didn't have a tiered system. Tyler didn't have an example but explained how the funding sources scrutinized the towns' structures in their evaluation and analysis. David said tiered rates have an impact on the total amount of revenue that is brought in from the water. He said that he believes that if people cut back on water usage, the income to the water department would be reduced and the town would be losing money. He said you might be saving water, but you would be losing money. He said that if the water system is meeting its expenses, how could you be forced to raise the rates. Tyler explained that just "meeting your expenses" does not afford for infrastructure improvements. David said he thinks we are covering our costs right now. Fourteen years ago, tiered rates were addressed when doing the previous water project. The mayor said Jones & DeMille are currently working on

the study needed so we can go to CIB and apply for funding to make improvements to the water system. He said Parker will be in the office next week and address this. Our current rates will be evaluated and a graph of usage compiled. They will come up with options for the town for rates and tier structures. Tyler said Parker is an expert. Scot Thomsen talked about how the costs of the water system have increased significantly since the last evaluations. The mayor tabled the discussion until the April 15, 2026, town council meeting.

**9. Review & Discuss & Take a motion to approve and enact the ordinance adopting amendments to the following titles:**

- a. Exhibit 'A' - Title 1 General Provisions**
- b. Exhibit 'B' - Title 2 Administration And Personnel**
- c. Exhibit 'C' - Title 3 Revenue and Finance**
- d. Exhibit 'D' - Title 5 Business Licensing And Regulation**
- e. Exhibit 'E' - Title 6 Animals**
- f. Exhibit 'G' - Title 9 Public Peace And Welfare**
- g. Exhibit 'H' - Title 10 Vehicles And Traffic**
- h. Exhibit 'I' - Title 12 Streets, Sidewalks And Public Places**
- i. Exhibit 'J' - Title 13 Public Services**
- j. Exhibit 'K' - Title 115 Buildings and Construction**

*Note: Exhibit "F" was originally reserved for Title 8 which we ended up combining with Title 9.*

Kendall Welch of Jones & DeMille addressed the council. She reported that this was the culmination of the Code Update Project which began in August 2025. The project included collecting all of the town's existing ordinances and policies, codifying or arranging them into a logical order and then going back through and working in sections within those various elements and titles of the town's code to accomplish a couple of things. The first one being to address changes in statutory requirements or resolve any compliance issues, things along that line. The second was to go through and identify any items such as policy gaps or internal conflict within the code and then make recommendations to figure out how to address those various gaps or conflicts. Throughout the process they have regularly met with the council and presented their findings and have also solicited thoughts, comments and feedback along the way. She said they have had the working documents available online throughout the process and they have been made available to the public for review. She said they have also reviewed those comments that had been received and feedback along the way and have made adjustments as necessary. She said that what council had in front of them for consideration for adoption was the clean copy of all of those working drafts that they had been working on. She said to give a little of the method behind the madness, the crazy long agenda item – the thought was to break out each particular working draft of each title by exhibit number. That way, if for some reason the council wasn't feeling 100% confident in a title, it would be easy enough to amend the motion language to pull-out that particular title or that exhibit in hopes of pushing those that the council is good with forward so that they could get those all updated online for the town on the

Civic Link platform so that we are good to go. She asked if there were any particular questions on any of those elements, she had them pulled up and said she could share a screen and so we could walk through those as needed. Joe asked if all of the exhibits, A – K are the ones previously discussed. Kendall agreed, they were. She said she had been watching the documents to see if there had been any additional comments and reported there had not been. Kendall informed the council that it was code, and that code is always changing and evolving. She recommended that going forward at some point throughout the year to make a quick run through these to ensure there isn't anything that needs updating. Joe asked if any changes going forward would require a public hearing. Micklane said yes, that typically the town keeps track of what needs changing and then do one big update. Josh encouraged the town council to pay attention to legislative updates that come out (usually at this time of the year) and ensure we are in compliance. Kendall said she would let the council of any changes she hears of.

David Nielson made a motion to approve and enact the ordinance adopting amendments to the following titles:

- a. Exhibit 'A' - Title 1 General Provisions
- b. Exhibit 'B' - Title 2 Administration And Personnel
- c. Exhibit 'C' - Title 3 Revenue and Finance
- d. Exhibit 'D' - Title 5 Business Licensing And Regulation
- e. Exhibit 'E' - Title 6 Animals
- f. Exhibit 'G' - Title 9 Public Peace And Welfare
- g. Exhibit 'H' - Title 10 Vehicles And Traffic
- h. Exhibit 'I' - Title 12 Streets, Sidewalks And Public Places
- i. Exhibit 'J' - Title 13 Public Services
- j. Exhibit 'K' - Title 115 Buildings and Construction

Seconded by Ron Cropper. Voting: David Nielson voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. The ordinance adopting the following titles:

- a. Exhibit 'A' - Title 1 General Provisions
- b. Exhibit 'B' - Title 2 Administration And Personnel
- c. Exhibit 'C' - Title 3 Revenue and Finance
- d. Exhibit 'D' - Title 5 Business Licensing And Regulation
- e. Exhibit 'E' - Title 6 Animals
- f. Exhibit 'G' - Title 9 Public Peace And Welfare
- g. Exhibit 'H' - Title 10 Vehicles And Traffic
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- i. Exhibit 'J' - Title 13 Public Services
- j. Exhibit 'K' - Title 115 Buildings and Construction

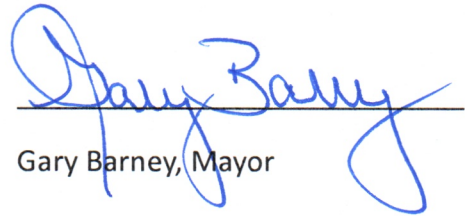
was approved and enacted.

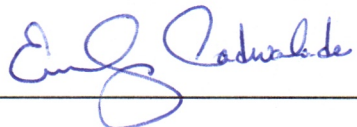
**10. Adjournment:** David Nielson made a motion to adjourn. Seconded by Ron Cropper. Voting: David Nielson voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. The next meeting adjourned at 8:40 pm.

The next meeting of the town council is scheduled for April 15, 2026.



Attest:

  
\_\_\_\_\_  
Gary Barney, Mayor

  
\_\_\_\_\_  
Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON		SUSAN OUTZEN		JOE REYNOLDS		RON CROPPER	
<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> YES	<input type="radio"/> NO